

**165.08 CENTRAL COMMERCIAL DISTRICT.** The intent of the Central Commercial (C-1) District is to provide for a commercial area to serve the shopping needs of the trade area and to permit uses which will strengthen the central business district as the center of trade, service, government, and cultural activities.

1. Principal Uses Permitted. Only the following principal uses and structures shall be permitted in the C-1 District:

- A. Antique shops;
- B. Art and hobby shops;
- C. Auto parts store;
- D. Automobile sales and service;
- E. Bakery, retail;
- F. Banks, savings and loans, including drive-ins;
- G. Barber shop, beauty parlor;
- H. Billiard or pool hall;
- I. Bookstore;
- J. Catering;
- K. Clothing or apparel store;
- L. Convention building for private display-;
- M. Dairy store;
- N. Day nursery or nursery school;
- O. Department store;
- P. Drug store;
- Q. Dry goods and notions store;
- R. Eating and drinking establishments;
- S. Electrical equipment and appliance stores;
- T. Florist shop;
- U. Furniture store;
- V. Gasoline service station or convenience store;  
(*Ord. 534 – Aug. 11 Supp.*)
- W. Gift shop;
- X. Grocery store;
- Y. Gymnasium, bowling alleys, dance studios, and other similar establishments;
- Z. Fraternities and social clubs;
- AA. Hardware store;
- BB. Heating and air conditioning sales;

- CC. Jewelry store;
- DD. Laundry facility;
- EE. Multi-family residential uses; *(Ord. 534 – Aug. 11 Supp.)*
- FF. Office equipment store;
- GG. Optical goods store;
- HH. Paint, lumber, and building supplies store;
- II. Photography and camera shops;
- JJ. Plumbing, heating, sheet metal, and woodworking shops;
- KK. Publicly owned buildings;
- LL. Printing, newspaper, commercial;
- MM. Private parking lots;
- NN. Professional offices;
- OO. Retail pet shop;
- PP. Shoe store and repair shop;
- QQ. Sporting goods store;
- RR. Theater;
- SS. Upholstery shop;
- TT. The manufacturing and distribution of beer and liquor.  
*(Ord. 587 – Jan. 19 Supp.)*

2. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted:

- A. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work;
- B. Accessory uses and structures normally incidental and subordinate to the permitted uses and to uses and structures permitted as exceptions;
- C. Essential services.

3. Special Exception Uses and Structures. The following uses and structures may be permitted in the C-1 District subject to provisions of Sections 165.16 and 165.20 of this chapter and with the approval of the Board of Adjustment.

- A. None.

4. Bulk Regulations. The following minimum requirements shall be observed subject to modifications contained in Section 165.11.

- A. Lot Area: No minimum lot area shall be required.
- B. Lot Width: No minimum lot width shall be required.
- C. Front Yard: No minimum front yard shall be required.
- D. Side Yard: No minimum side yard shall be required, except when adjoining an “R” District, in which case 8 feet shall be provided.

E. Rear Yard: No minimum rear yard is required except when adjoining an “R” District, in which case a rear yard of 15 feet shall be provided.

F. Maximum Height: No building shall exceed a height of four (4) stories or forty-five (45) feet unless otherwise provided.

*(Ord. 534 – Aug. 11 Supp*

5. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions of Section 165.12.
6. Off-Street Loading. Off-street loading shall be provided in accordance with the provisions of Section 165.13.
7. Signs. Signs are permitted subject to the provisions of Section 165.14.

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